HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: June 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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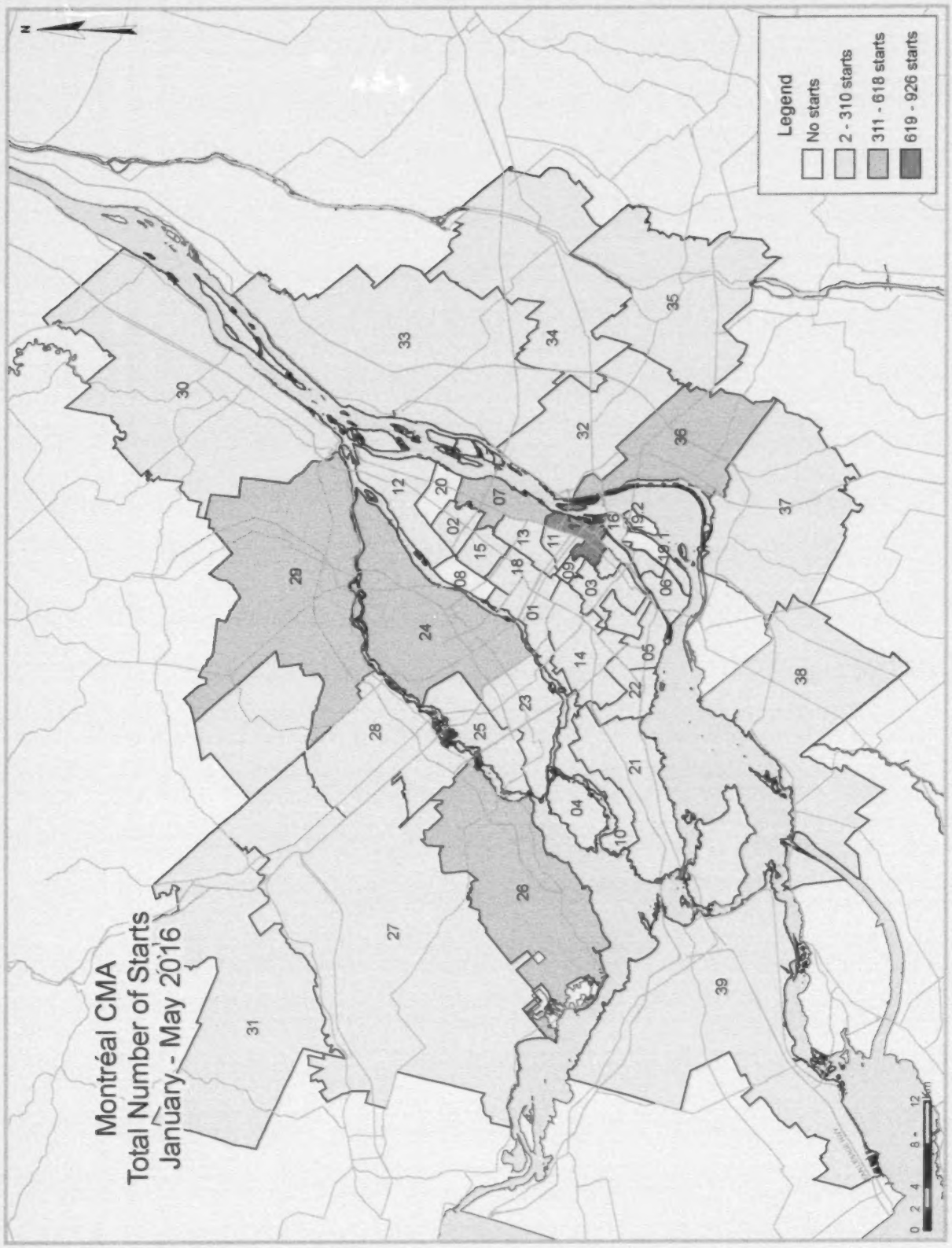
Montréal CMA
Total Number of Starts
January - May 2016
Legend
No starts
2 - 310 starts
311 - 618 starts
619 - 926 starts
N
0 2 4 8 12 km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2016		
Montreal CMA[1]	April 2016	May 2016
Trend[2]	15,559	16,255
SAAR	12,373	22,921
	May 2015	May 2016
Actual		
May - Single-Detached	334	277
May - Multiples	1,019	1,726
May - Total	1,353	2,003
January to May - Single-Detached	868	872
January to May - Multiples	3,691	5,162
January to May - Total	4,559	6,034

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	277	78	94	0	54	549	0	944	2,003
May 2015	334	64	57	0	21	315	0	562	1,353
% Change	-17.1	21.9	64.9	n/a	157.1	74.3	n/a	68.0	48.0
Year-to-date 2016	872	328	301	0	182	1,674	0	2,504	6,034
Year-to-date 2015	868	244	224	0	109	1,815	2	1,277	4,559
% Change	0.5	34.4	34.4	n/a	67.0	-7.8	-100.0	96.1	32.4
UNDER CONSTRUCTION									
May 2016	980	392	508	0	344	9,527	0	8,143	20,500
May 2015	1,002	343	532	0	196	10,650	2	3,321	16,638
% Change	-2.2	14.3	-4.5	n/a	75.5	-10.5	-100.0	145.2	23.2
COMPLETIONS									
May 2016	175	74	88	0	16	602	0	1,089	2,044
May 2015	199	50	75	0	15	246	0	170	755
% Change	-12.1	48.0	17.3	n/a	6.7	144.7	n/a	**	170.7
Year-to-date 2016	716	218	210	0	101	2,458	7	2,164	5,926
Year-to-date 2015	915	206	298	0	43	1,751	0	1,277	4,490
% Change	-21.7	5.8	-29.5	n/a	134.9	40.4	n/a	69.5	32.0
COMPLETED & NOT ABSORBED									
May 2016	362	204	188	0	51	2,186	n/a	n/a	2,991
May 2015	463	253	262	0	57	2,541	n/a	n/a	3,576
% Change	-21.8	-19.4	-28.2	n/a	-10.5	-14.0	n/a	n/a	-16.4
ABSORBED									
May 2016	181	57	57	0	13	676	n/a	n/a	984
May 2015	184	43	51	0	4	360	n/a	n/a	642
% Change	-1.6	32.6	11.8	n/a	**	87.8	n/a	n/a	53.3
Year-to-date 2016	716	214	216	0	107	2,759	n/a	n/a	4,012
Year-to-date 2015	818	183	220	0	28	2,019	n/a	n/a	3,268
% Change	-12.5	16.9	-1.8	n/a	**	36.7	n/a	n/a	22.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
May 2016	21	4	14	0	0	295	0	337	678
May 2015	21	0	13	0	0	141	0	13	188
Laval									
May 2016	20	4	0	0	0	15	0	0	39
May 2015	17	2	0	0	0	33	0	15	67
North Shore									
May 2016	141	14	29	0	44	88	0	395	711
May 2015	188	20	27	0	12	69	0	49	365
South Shore									
May 2016	66	54	28	0	3	151	0	199	501
May 2015	65	40	17	0	0	66	0	450	638
Vaudreuil-Soulanges									
May 2016	29	2	23	0	7	0	0	13	74
May 2015	43	2	0	0	9	6	0	35	95
Montréal CMA									
May 2016	277	78	94	0	54	549	0	944	2,003
May 2015	334	64	57	0	21	315	0	562	1,353
UNDER CONSTRUCTION									
Island of Montréal									
May 2016	79	38	138	0	135	6,187	0	3,056	9,828
May 2015	82	35	138	0	12	7,034	0	1,546	9,273
Laval									
May 2016	79	14	39	0	16	873	0	696	1,883
May 2015	94	30	53	0	10	580	2	44	979
North Shore									
May 2016	386	86	102	0	119	1,145	0	2,118	4,121
May 2015	443	100	144	0	74	1,638	0	665	3,064
South Shore									
May 2016	323	236	135	0	23	1,121	0	1,920	3,838
May 2015	268	162	123	0	91	1,251	0	994	2,889
Vaudreuil-Soulanges									
May 2016	113	18	94	0	51	201	0	353	830
May 2015	115	16	74	0	9	147	0	72	433
Montréal CMA									
May 2016	980	392	508	0	344	9,527	0	8,143	20,500
May 2015	1,002	343	532	0	196	10,650	2	3,321	16,638

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
May 2016	15	4	0	0	5	381	0	815	1,220
May 2015	26	4	38	0	0	28	0	0	96
Laval									
May 2016	6	2	5	0	0	9	0	21	43
May 2015	11	4	0	0	0	3	0	3	21
North Shore									
May 2016	92	30	31	0	8	96	0	138	395
May 2015	106	10	21	0	8	53	0	158	356
South Shore									
May 2016	30	32	25	0	0	110	0	102	299
May 2015	28	28	8	0	3	156	0	9	232
Vaudreuil-Soulanges									
May 2016	32	6	27	0	3	6	0	13	87
May 2015	28	4	8	0	4	6	0	0	50
Montréal CMA									
May 2016	175	74	88	0	16	602	0	1,089	2,044
May 2015	199	50	75	0	15	246	0	170	755
COMPLETED & NOT ABSORBED									
Island of Montréal									
May 2016	13	11	11	0	7	600	n/a	n/a	642
May 2015	17	37	58	0	4	963	n/a	n/a	1,079
Laval									
May 2016	41	32	27	0	10	373	n/a	n/a	483
May 2015	43	41	63	0	6	340	n/a	n/a	493
North Shore									
May 2016	215	71	88	0	22	730	n/a	n/a	1,126
May 2015	283	64	84	0	30	558	n/a	n/a	1,019
South Shore									
May 2016	75	84	37	0	8	443	n/a	n/a	647
May 2015	92	100	47	0	14	603	n/a	n/a	856
Vaudreuil-Soulanges									
May 2016	18	6	25	0	4	40	n/a	n/a	93
May 2015	28	11	10	0	3	77	n/a	n/a	129
Montréal CMA									
May 2016	362	204	188	0	51	2,186	n/a	n/a	2,991
May 2015	463	253	262	0	57	2,541	n/a	n/a	3,576

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
May 2016	13	5	0	0	5	426	n/a	n/a	449
May 2015	24	3	16	0	0	120	n/a	n/a	163
Laval									
May 2016	8	2	4	0	0	48	n/a	n/a	62
May 2015	9	0	0	0	0	4	n/a	n/a	13
North Shore									
May 2016	93	16	17	0	5	67	n/a	n/a	198
May 2015	90	12	7	0	0	31	n/a	n/a	140
South Shore									
May 2016	36	28	18	0	1	127	n/a	n/a	210
May 2015	38	23	10	0	2	190	n/a	n/a	263
Vaudreuil-Soulanges									
May 2016	31	6	18	0	2	8	n/a	n/a	65
May 2015	23	5	18	0	2	15	n/a	n/a	63
Montréal CMA									
May 2016	181	57	57	0	13	676	n/a	n/a	984
May 2015	184	43	51	0	4	360	n/a	n/a	642

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Zone 1	1	0	0	0	0	0	0	0	1	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	1	0	0	0	0	2	32	2	33	-93.9
Zone 4	6	6	0	0	0	0	0	0	6	6	0.0
Zone 5	0	0	0	0	0	0	6	53	6	53	-88.7
Zone 6	0	0	0	0	0	0	0	0	0	0	n/a
Zone 7	2	0	4	0	0	0	199	36	205	36	**
Zone 8	0	1	0	0	0	0	0	6	0	7	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	3	0	0	0	4	0	0	0	7	-100.0
Zone 11	0	0	0	0	0	0	4	0	4	0	n/a
Zone 12	4	1	0	0	0	7	6	12	10	20	-50.0
Zone 13	0	0	0	0	0	0	34	0	34	0	n/a
Zone 14	1	0	0	0	0	0	8	10	9	10	-10.0
Zone 15	2	0	0	0	0	0	0	0	2	0	n/a
Zone 16	1	0	0	0	6	0	22	0	29	0	n/a
Zone 17	0	0	0	0	3	0	265	0	268	0	n/a
Zone 18	0	0	0	0	0	0	95	7	95	7	**
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	5	0	0	3	0	0	0	6	5	20.0
Zone 22	1	4	0	0	0	0	0	0	1	4	-75.0
Zone 23	5	8	2	0	0	0	0	18	7	26	-73.1
Zone 24	6	6	0	0	0	0	15	30	21	36	-41.7
Zone 25	9	3	2	2	0	0	0	0	11	5	120.0
Zone 26	17	20	2	6	8	4	239	39	266	69	**
Zone 27	53	72	4	2	8	6	35	58	100	138	-27.5
Zone 28	13	13	0	0	0	3	155	0	168	16	**
Zone 29	16	27	2	6	47	16	29	2	94	51	84.3
Zone 30	15	20	0	2	6	0	2	3	23	25	-8.0
Zone 31	27	36	6	4	0	6	27	20	60	66	-9.1
Zone 32	9	14	10	4	15	0	12	17	46	35	31.4
Zone 33	7	2	4	0	0	4	17	4	28	10	180.0
Zone 34	4	10	0	0	0	0	6	12	10	22	-54.5
Zone 35	17	19	12	6	0	0	49	31	78	56	39.3
Zone 36	6	6	0	6	0	0	239	155	245	167	46.7
Zone 37	12	7	16	18	6	11	0	80	34	116	-70.7
Zone 38	11	7	12	6	8	0	29	219	60	232	-74.1
Zone 39	29	43	2	2	28	9	15	41	74	95	-22.1
Montréal CMA	277	334	78	64	138	70	1,510	885	2,003	1,353	48.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - May 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	0	0	0	0	0	2	34	4	34	-88.2
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	1	0	0	0	3	111	32	111	36	**
Zone 4	10	7	0	0	0	0	0	0	10	7	42.9
Zone 5	0	0	0	0	0	0	6	111	6	111	-94.6
Zone 6	0	0	2	2	26	0	170	15	198	17	**
Zone 7	5	0	14	0	0	0	598	48	617	48	**
Zone 8	0	1	0	2	0	0	0	6	0	9	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	4	0	0	4	4	0	0	4	8	-50.0
Zone 11	0	0	0	2	0	0	46	42	46	44	4.5
Zone 12	5	3	0	6	0	7	30	28	35	44	-20.5
Zone 13	0	1	0	0	20	22	99	52	119	75	58.7
Zone 14	2	1	0	0	0	9	8	31	10	41	-75.6
Zone 15	6	3	4	0	0	0	0	0	10	3	**
Zone 16	1	0	0	0	6	0	30	190	37	190	-80.5
Zone 17	0	1	2	0	3	0	921	454	926	455	103.5
Zone 18	1	1	0	0	0	0	115	23	116	24	**
Zone 19.1	0	1	0	0	0	0	0	4	0	5	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	6	11	0	0	14	0	0	0	20	11	81.8
Zone 22	2	7	0	2	12	0	0	3	14	12	16.7
Zone 23	20	21	8	6	8	0	14	70	50	97	-48.5
Zone 24	20	25	4	6	14	20	335	216	373	267	39.7
Zone 25	25	13	6	16	0	10	52	0	83	39	112.8
Zone 26	65	48	24	6	29	4	273	74	391	132	196.2
Zone 27	136	136	4	6	57	14	92	133	289	289	0.0
Zone 28	41	29	2	8	14	26	164	63	221	126	75.4
Zone 29	58	71	40	14	71	36	165	19	334	140	138.6
Zone 30	31	55	10	28	12	6	15	17	68	106	-35.8
Zone 31	80	90	26	16	0	16	123	188	229	310	-26.1
Zone 32	35	41	20	16	48	40	184	120	287	217	32.3
Zone 33	30	23	16	0	0	4	128	119	174	146	19.2
Zone 34	19	35	2	2	4	0	61	49	86	86	0.0
Zone 35	71	56	52	20	0	4	118	50	241	130	85.4
Zone 36	28	16	14	16	14	20	391	287	447	339	31.9
Zone 37	33	31	48	42	25	30	43	214	149	317	-53.0
Zone 38	31	28	22	22	8	4	47	387	108	441	-75.5
Zone 39	109	108	6	10	72	28	32	57	219	203	7.9
Montréal CMA	872	868	328	248	461	307	4,373	3,136	6,034	4,559	32.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	2	32	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	53	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	8	36	184	0
Zone 8	0	0	0	0	0	0	0	6
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	0
Zone 11	0	0	0	0	4	0	0	0
Zone 12	0	7	0	0	0	12	6	0
Zone 13	0	0	0	0	34	0	0	0
Zone 14	0	0	0	0	8	10	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	6	0	0	0	5	0	17	0
Zone 17	3	0	0	0	135	0	130	0
Zone 18	0	0	0	0	95	0	0	7
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	0	9	0	9
Zone 24	0	0	0	0	15	24	0	6
Zone 25	0	0	0	0	0	0	0	0
Zone 26	8	4	0	0	39	35	200	4
Zone 27	8	6	0	0	10	38	25	20
Zone 28	0	3	0	0	6	0	149	0
Zone 29	47	16	0	0	17	0	12	2
Zone 30	6	0	0	0	2	0	0	3
Zone 31	0	6	0	0	18	0	9	20
Zone 32	15	0	0	0	0	14	12	3
Zone 33	0	4	0	0	0	4	17	0
Zone 34	0	0	0	0	6	12	0	0
Zone 35	0	0	0	0	41	30	8	1
Zone 36	0	0	0	0	104	8	135	147
Zone 37	6	11	0	0	0	0	0	80
Zone 38	8	0	0	0	2	0	27	219
Zone 39	28	9	0	0	2	6	13	35
Montréal CMA	138	70	0	0	559	323	944	562

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	2	34	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	2	32	109	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	111	0	0
Zone 6	26	0	0	0	50	6	120	9
Zone 7	0	0	0	0	26	48	565	0
Zone 8	0	0	0	0	0	0	0	6
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	4	0	0	0	0	0	0
Zone 11	0	0	0	0	14	22	32	0
Zone 12	0	7	0	0	24	28	6	0
Zone 13	20	22	0	0	93	44	6	8
Zone 14	0	9	0	0	8	31	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	6	0	0	0	5	190	25	0
Zone 17	3	0	0	0	253	454	582	0
Zone 18	0	0	0	0	115	13	0	10
Zone 19.1	0	0	0	0	0	4	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	14	0	0	0	0	0	0	0
Zone 22	12	0	0	0	0	0	0	3
Zone 23	8	0	0	0	14	58	0	12
Zone 24	14	20	0	0	301	27	34	189
Zone 25	0	10	0	0	18	0	34	0
Zone 26	29	4	0	0	57	63	216	11
Zone 27	57	14	0	0	28	80	64	53
Zone 28	14	26	0	0	10	38	154	25
Zone 29	71	36	0	0	134	11	31	8
Zone 30	12	6	0	0	8	0	7	17
Zone 31	0	16	0	0	32	74	91	114
Zone 32	48	40	0	0	109	59	75	61
Zone 33	0	4	0	0	31	70	17	49
Zone 34	4	0	0	0	33	36	28	13
Zone 35	0	4	0	0	49	46	69	4
Zone 36	14	20	0	0	240	133	151	154
Zone 37	25	30	0	0	8	104	35	110
Zone 38	8	4	0	0	14	7	33	380
Zone 39	72	28	0	0	12	16	20	41
Montréal CMA	461	307	0	0	1,696	1,839	2,504	1,277

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Zone 1	1	0	0	0	0	0	1	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	2	3	0	30	0	0	2	33
Zone 4	6	6	0	0	0	0	6	6
Zone 5	0	0	6	53	0	0	6	53
Zone 6	0	0	0	0	0	0	0	0
Zone 7	6	0	8	36	184	0	205	36
Zone 8	0	1	0	0	0	6	0	7
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	7	0	0	0	0	0	7
Zone 11	0	0	4	0	0	0	4	0
Zone 12	4	8	0	12	6	0	10	20
Zone 13	0	0	34	0	0	0	34	0
Zone 14	1	0	8	10	0	0	9	10
Zone 15	2	0	0	0	0	0	2	0
Zone 16	7	0	5	0	17	0	29	0
Zone 17	3	0	135	0	130	0	268	0
Zone 18	0	0	95	0	0	7	95	7
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	6	5	0	0	0	0	6	5
Zone 22	1	4	0	0	0	0	1	4
Zone 23	7	8	0	9	0	9	7	26
Zone 24	6	6	15	24	0	6	21	36
Zone 25	11	5	0	0	0	0	11	5
Zone 26	27	30	39	35	200	4	266	69
Zone 27	67	84	8	34	25	20	100	138
Zone 28	13	16	6	0	149	0	168	16
Zone 29	21	37	61	12	12	2	94	51
Zone 30	23	22	0	0	0	3	23	25
Zone 31	33	46	18	0	9	20	60	66
Zone 32	34	20	0	12	12	3	46	35
Zone 33	11	6	0	4	17	0	28	10
Zone 34	4	10	6	12	0	0	10	22
Zone 35	29	25	41	30	8	1	78	56
Zone 36	6	12	104	8	135	147	245	167
Zone 37	31	36	3	0	0	80	34	116
Zone 38	33	13	0	0	27	219	60	232
Zone 39	54	45	7	15	13	35	74	95
Montréal CMA	449	455	603	336	944	562	2,003	1,353

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	2	2	32	0	0	4	34
Zone 2	2	0	0	0	0	0	2	0
Zone 3	2	3	0	33	109	0	111	36
Zone 4	10	7	0	0	0	0	10	7
Zone 5	0	0	6	111	0	0	6	111
Zone 6	2	2	76	6	120	9	198	17
Zone 7	21	0	24	48	565	0	617	48
Zone 8	0	3	0	0	0	6	0	9
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	8	0	0	0	0	4	8
Zone 11	0	2	14	22	32	0	46	44
Zone 12	5	16	24	28	6	0	35	44
Zone 13	0	23	113	44	6	8	119	75
Zone 14	2	1	8	40	0	0	10	41
Zone 15	10	3	0	0	0	0	10	3
Zone 16	7	0	5	190	25	0	37	190
Zone 17	5	1	253	454	582	0	926	455
Zone 18	1	5	115	9	0	10	116	24
Zone 19.1	0	1	0	4	0	0	0	5
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	13	11	7	0	0	0	20	11
Zone 22	14	9	0	0	0	3	14	12
Zone 23	36	29	14	56	0	12	50	97
Zone 24	28	49	311	27	34	191	373	267
Zone 25	31	35	18	4	34	0	83	39
Zone 26	109	58	66	63	216	11	391	132
Zone 27	193	152	32	84	64	53	289	289
Zone 28	43	44	24	57	154	25	221	126
Zone 29	115	107	188	25	31	8	334	140
Zone 30	55	89	6	0	7	17	68	106
Zone 31	106	122	32	74	91	114	229	310
Zone 32	103	79	109	77	75	61	287	217
Zone 33	46	27	31	70	17	49	174	146
Zone 34	25	37	33	36	28	13	86	86
Zone 35	123	76	49	50	69	4	241	130
Zone 36	58	44	238	141	151	154	447	339
Zone 37	103	100	11	107	35	110	149	317
Zone 38	63	52	12	9	33	380	108	441
Zone 39	164	139	35	23	20	41	219	203
Montréal CMA	1,501	1,336	1,856	1,924	2,504	1,279	6,034	4,559

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	5	3	0	0	5	3	66.7
Zone 7	3	0	2	0	0	0	11	0	16	0	n/a
Zone 8	2	0	0	0	0	0	12	0	14	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 11	0	0	0	0	0	0	18	2	18	2	**
Zone 12	3	0	0	0	0	0	0	0	3	0	n/a
Zone 13	0	0	0	0	0	0	663	0	663	0	n/a
Zone 14	1	5	0	0	0	18	0	0	1	23	-95.7
Zone 15	0	0	2	2	0	0	359	0	361	2	**
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	46	0	46	0	n/a
Zone 18	1	0	0	0	0	0	6	28	7	28	-75.0
Zone 19.1	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	9	0	2	0	0	81	0	82	11	**
Zone 22	4	8	0	0	0	15	0	0	4	23	-82.6
Zone 23	3	2	0	4	0	0	0	6	3	12	-75.0
Zone 24	1	7	0	0	0	0	3	0	4	7	-42.9
Zone 25	2	2	2	0	5	0	27	0	36	2	**
Zone 26	7	10	14	0	5	0	93	103	119	113	5.3
Zone 27	37	33	0	2	7	8	31	25	75	68	10.3
Zone 28	9	4	2	0	8	0	46	29	65	33	97.0
Zone 29	14	26	6	6	11	16	3	22	34	70	-51.4
Zone 30	4	6	2	2	6	5	20	9	32	22	45.5
Zone 31	21	27	6	0	0	0	43	23	70	50	40.0
Zone 32	6	6	4	6	4	6	29	97	43	115	-62.6
Zone 33	4	4	2	0	0	0	26	26	32	30	6.7
Zone 34	3	3	2	0	0	0	10	0	15	3	**
Zone 35	9	0	8	12	0	0	12	16	29	28	3.6
Zone 36	2	2	2	0	0	0	40	8	44	10	**
Zone 37	6	4	14	4	21	3	79	20	120	31	**
Zone 38	0	9	0	6	0	0	16	0	16	15	6.7
Zone 39	32	28	6	4	30	12	19	6	87	50	74.0
Montréal CMA	175	199	74	50	102	86	1,693	420	2,044	755	170.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - May 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	3	0	6	0	0	34	82	36	91	-60.4
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	1	0	0	0	0	136	213	136	214	-36.4
Zone 4	2	4	0	0	0	0	0	0	2	4	-50.0
Zone 5	1	0	0	0	0	0	60	10	61	10	**
Zone 6	1	1	4	0	31	19	0	275	36	295	-87.8
Zone 7	8	1	4	2	0	7	46	121	58	131	-55.7
Zone 8	3	1	0	0	0	0	22	0	25	1	**
Zone 9	0	0	0	0	0	0	13	0	13	0	n/a
Zone 10	0	13	0	0	0	0	0	0	0	13	-100.0
Zone 11	0	2	0	0	0	0	37	16	37	18	105.6
Zone 12	13	4	2	2	0	0	22	20	37	26	42.3
Zone 13	0	2	0	0	0	9	803	31	803	42	**
Zone 14	3	10	0	0	6	25	13	112	22	147	-85.0
Zone 15	4	3	4	4	0	0	359	0	367	7	**
Zone 16	0	0	0	0	0	0	36	159	36	159	-77.4
Zone 17	0	1	0	0	0	0	700	265	700	266	163.2
Zone 18	2	1	0	0	0	0	110	37	112	38	194.7
Zone 19.1	0	1	0	0	0	0	0	62	0	63	-100.0
Zone 19.2	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 20	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 21	7	16	0	4	16	0	81	0	104	20	**
Zone 22	10	11	0	0	0	22	30	6	40	39	2.6
Zone 23	11	25	4	8	6	8	92	205	113	246	-54.1
Zone 24	16	29	2	4	8	21	126	75	152	129	17.8
Zone 25	9	21	6	10	5	10	44	8	64	49	30.6
Zone 26	44	52	20	0	9	0	146	110	219	162	35.2
Zone 27	83	118	4	10	22	8	130	99	239	235	1.7
Zone 28	48	41	10	8	14	6	139	62	211	117	80.3
Zone 29	61	77	24	18	22	39	150	47	257	181	42.0
Zone 30	33	42	8	4	6	10	118	41	165	97	70.1
Zone 31	92	115	14	0	0	10	115	102	221	227	-2.6
Zone 32	35	31	10	14	7	25	322	220	374	290	29.0
Zone 33	15	21	12	4	0	0	66	145	93	170	-45.3
Zone 34	25	28	4	2	0	9	69	39	98	78	25.6
Zone 35	46	33	22	18	0	3	199	90	267	144	85.4
Zone 36	16	22	10	8	12	6	109	54	147	90	63.3
Zone 37	22	23	32	48	38	16	131	66	223	153	45.8
Zone 38	24	54	4	18	4	9	147	147	179	228	-21.5
Zone 39	87	107	18	14	85	50	89	132	279	303	-7.9
Montréal CMA	723	915	218	206	291	312	4,694	3,057	5,926	4,490	32.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	5	3	0	0	0	0	0	0
Zone 7	0	0	0	0	11	0	0	0
Zone 8	0	0	0	0	0	0	12	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	12	2	6	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	0	0	183	0	480	0
Zone 14	0	18	0	0	0	0	0	0
Zone 15	0	0	0	0	42	0	317	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	46	0	0	0
Zone 18	0	0	0	0	6	28	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	81	0	0	0
Zone 22	0	15	0	0	0	0	0	0
Zone 23	0	0	0	0	0	3	0	3
Zone 24	0	0	0	0	3	0	0	0
Zone 25	5	0	0	0	6	0	21	0
Zone 26	5	0	0	0	74	9	19	94
Zone 27	7	8	0	0	18	13	13	12
Zone 28	8	0	0	0	0	3	46	26
Zone 29	11	16	0	0	0	19	3	3
Zone 30	6	5	0	0	6	9	14	0
Zone 31	0	0	0	0	0	0	43	23
Zone 32	4	6	0	0	25	88	4	9
Zone 33	0	0	0	0	26	26	0	0
Zone 34	0	0	0	0	7	0	3	0
Zone 35	0	0	0	0	12	16	0	0
Zone 36	0	0	0	0	40	8	0	0
Zone 37	21	3	0	0	0	20	79	0
Zone 38	0	0	0	0	0	0	16	0
Zone 39	30	12	0	0	6	6	13	0
Montréal CMA	102	86	0	0	604	250	1,089	170

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	34	3	0	79
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	122	213	14	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	60	10	0	0
Zone 6	31	19	0	0	0	125	0	150
Zone 7	0	7	0	0	43	81	3	40
Zone 8	0	0	0	0	4	0	18	0
Zone 9	0	0	0	0	13	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	31	15	6	1
Zone 12	0	0	0	0	16	20	6	0
Zone 13	0	9	0	0	323	25	480	6
Zone 14	6	25	0	0	13	112	0	0
Zone 15	0	0	0	0	42	0	317	0
Zone 16	0	0	0	0	32	144	4	15
Zone 17	0	0	0	0	522	0	126	265
Zone 18	0	0	0	0	6	37	104	0
Zone 19.1	0	0	0	0	0	62	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	6	0	0
Zone 21	16	0	0	0	81	0	0	0
Zone 22	0	22	0	0	30	0	0	6
Zone 23	6	8	0	0	77	110	15	95
Zone 24	8	21	0	0	119	56	7	19
Zone 25	5	10	0	0	10	5	34	3
Zone 26	9	0	0	0	120	9	26	101
Zone 27	22	8	0	0	78	27	52	72
Zone 28	14	6	0	0	79	23	60	39
Zone 29	22	39	0	0	99	41	51	6
Zone 30	6	10	0	0	70	25	48	16
Zone 31	0	10	0	0	18	26	97	76
Zone 32	7	25	0	0	84	168	238	52
Zone 33	0	0	0	0	46	80	20	65
Zone 34	0	9	0	0	57	15	12	24
Zone 35	0	3	0	0	137	68	62	22
Zone 36	12	6	0	0	64	53	45	1
Zone 37	38	16	0	0	4	26	127	40
Zone 38	4	9	0	0	0	87	147	60
Zone 39	85	50	0	0	44	108	45	24
Montréal CMA	291	312	0	0	2,478	1,780	2,164	1,277

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	1	0	0	0	0	0	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	3	5	0	0	0	5	3
Zone 7	5	0	11	0	0	0	16	0
Zone 8	2	0	0	0	12	0	14	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	2	0	0	0	0	0	2
Zone 11	0	2	12	0	6	0	18	2
Zone 12	3	0	0	0	0	0	3	0
Zone 13	0	0	183	0	480	0	663	0
Zone 14	1	23	0	0	0	0	1	23
Zone 15	2	2	42	0	317	0	361	2
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	46	0	0	0	46	0
Zone 18	1	0	6	28	0	0	7	28
Zone 19.1	0	1	0	0	0	0	0	1
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	11	81	0	0	0	82	11
Zone 22	4	23	0	0	0	0	4	23
Zone 23	3	6	0	3	0	3	3	12
Zone 24	1	7	3	0	0	0	4	7
Zone 25	9	2	6	0	21	0	36	2
Zone 26	26	10	74	9	19	94	119	113
Zone 27	46	43	16	13	13	12	75	68
Zone 28	11	4	8	3	46	26	65	33
Zone 29	31	40	0	27	3	3	34	70
Zone 30	12	13	6	9	14	0	32	22
Zone 31	27	27	0	0	43	23	70	50
Zone 32	14	15	25	91	4	9	43	115
Zone 33	6	4	26	26	0	0	32	30
Zone 34	5	3	7	0	3	0	15	3
Zone 35	17	12	12	16	0	0	29	28
Zone 36	4	2	40	8	0	0	44	10
Zone 37	41	13	0	18	79	0	120	31
Zone 38	0	15	0	0	16	0	16	15
Zone 39	65	40	9	10	13	0	87	50
Montréal CMA	337	324	618	261	1,089	170	2,044	755

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	9	34	3	0	79	36	91
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	1	122	213	14	0	136	214
Zone 4	2	4	0	0	0	0	2	4
Zone 5	1	0	60	10	0	0	61	10
Zone 6	5	20	31	125	0	150	36	295
Zone 7	12	10	43	81	3	40	58	131
Zone 8	3	1	4	0	18	0	25	1
Zone 9	0	0	13	0	0	0	13	0
Zone 10	0	13	0	0	0	0	0	13
Zone 11	0	4	31	13	6	1	37	18
Zone 12	15	6	16	20	6	0	37	26
Zone 13	0	13	323	23	480	6	803	42
Zone 14	3	35	19	112	0	0	22	147
Zone 15	8	7	42	0	317	0	367	7
Zone 16	0	0	32	144	4	15	36	159
Zone 17	0	1	522	0	126	265	700	266
Zone 18	2	1	6	37	104	0	112	38
Zone 19.1	0	1	0	62	0	0	0	63
Zone 19.2	0	1	0	0	0	0	0	1
Zone 20	0	0	0	6	0	0	0	6
Zone 21	15	20	89	0	0	0	104	20
Zone 22	10	33	30	0	0	6	40	39
Zone 23	15	33	83	118	15	95	113	246
Zone 24	18	54	127	56	7	19	152	129
Zone 25	20	46	10	0	34	3	64	49
Zone 26	68	52	124	9	27	101	219	162
Zone 27	125	136	62	27	52	72	239	235
Zone 28	64	57	85	21	62	39	211	117
Zone 29	103	116	103	59	51	6	257	181
Zone 30	49	56	68	25	48	16	165	97
Zone 31	102	125	18	26	101	76	221	227
Zone 32	52	67	84	171	238	52	374	290
Zone 33	27	25	46	80	20	65	93	170
Zone 34	29	39	57	15	12	24	98	78
Zone 35	68	54	137	68	62	22	267	144
Zone 36	38	36	64	53	45	1	147	90
Zone 37	92	89	4	24	127	40	223	153
Zone 38	32	81	0	87	147	60	179	228
Zone 39	164	173	70	106	45	24	279	303
Montréal CMA	1,144	1,419	2,559	1,794	2,171	1,277	5,926	4,490

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
May 2016	1	12.5	1	12.5	2	25.0	3	37.5	1	12.5	8	-	-
May 2015	0	0.0	3	16.7	2	11.1	3	16.7	10	55.6	18	-	741,750
Year-to-date 2016	4	11.4	3	8.6	8	22.9	7	20.0	13	37.1	35	-	-
Year-to-date 2015	1	2.1	6	12.8	8	17.0	7	14.9	25	53.2	47	-	741,750
Laval													
May 2016	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	-	-
May 2015	1	16.7	0	0.0	0	0.0	0	0.0	5	83.3	6	-	-
Year-to-date 2016	2	5.3	5	13.2	6	15.8	12	31.6	13	34.2	38	-	-
Year-to-date 2015	1	2.8	3	8.3	10	27.8	7	19.4	15	41.7	36	-	-
North Shore													
May 2016	9	13.0	23	33.3	16	23.2	6	8.7	15	21.7	69	-	407,845
May 2015	23	32.4	19	26.8	19	26.8	4	5.6	6	8.5	71	-	-
Year-to-date 2016	55	24.1	86	37.7	45	19.7	18	7.9	24	10.5	228	-	381,525
Year-to-date 2015	80	29.3	96	35.2	60	22.0	20	7.3	17	6.2	273	-	388,313
South Shore													
May 2016	0	0.0	8	24.2	13	39.4	7	21.2	5	15.2	33	-	-
May 2015	6	17.1	12	34.3	10	28.6	4	11.4	3	8.6	35	-	-
Year-to-date 2016	12	7.8	44	28.6	42	27.3	24	15.6	32	20.8	154	-	-
Year-to-date 2015	27	14.3	63	33.3	49	25.9	21	11.1	29	15.3	189	-	319,140
Vaudreuil-Soulanges													
May 2016	4	14.3	15	53.6	7	25.0	0	0.0	2	7.1	28	-	-
May 2015	0	0.0	4	28.6	4	28.6	5	35.7	1	7.1	14	-	-
Year-to-date 2016	17	23.0	26	35.1	19	25.7	6	8.1	6	8.1	74	-	-
Year-to-date 2015	18	23.7	15	19.7	17	22.4	11	14.5	15	19.7	76	-	293,183
Montréal CMA													
May 2016	14	9.6	47	32.2	39	26.7	17	11.6	29	19.9	146	420,000	457,079
May 2015	30	20.8	38	26.4	35	24.3	16	11.1	25	17.4	144	405,000	465,712
Year-to-date 2016	90	17.0	164	31.0	120	22.7	67	12.7	88	16.6	529	400,000	447,590
Year-to-date 2015	127	20.5	183	29.5	144	23.2	66	10.6	101	16.3	621	400,000	441,266

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2016						
Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	741,750	n/a	-	741,750	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	291,771	n/a
Zone 27	407,845	-	n/a	381,525	432,457	-11.8
Zone 28	-	-	n/a	-	-	n/a
Zone 29	-	-	n/a	-	377,032	n/a
Zone 30	-	-	n/a	-	337,776	n/a
Zone 31	-	-	n/a	-	-	n/a
Zone 32	-	-	n/a	-	373,954	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	-	290,600	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	300,000	n/a
Zone 39	-	-	n/a	-	293,183	n/a
Montréal CMA	457,079	465,712	-1.9	447,590	441,266	1.4

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3] Average Price[2] ($)	Last Twelve Months[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
May 2016	2,694	3,224	16,345	368,735	6.1	353,616	8.6
May 2015	2,656	3,675	18,732	351,214	7.1	344,609	9.6
% Change	1.4	-12.3	-12.7	5.0	n.d.	2.6	n.d.
YTD 2016	11,990	19,680	17,160	349,557	7.2	n.d.	n.d.
YTD 2015	11,476	21,424	18,939	340,729	8.3	n.d.	n.d.
% Change	4.5	-8.1	-9.4	2.6	n.d.	n.d.	n.d.
CONDOMINIUMS*							
May 2016	1,324	2,274	13,579	288,397	10.3	278,243	13.6
May 2015	1,207	2,485	14,617	272,377	12.1	274,180	14.3
% Change	9.7	-8.5	-7.1	5.9	n.d.	1.5	n.d.
YTD 2016	5,950	13,405	13,751	274,056	11.6	n.d.	n.d.
YTD 2015	5,450	13,855	14,121	269,293	13.0	n.d.	n.d.
% Change	9.2	-3.2	-2.6	1.8	n.d.	n.d.	n.d.
PLEX*							
May 2016	395	621	3,017	469,275	7.6	469,812	9.1
May 2015	455	646	3,307	477,341	7.3	465,461	10.2
% Change	-13.2	-3.9	-8.8	-1.7	n.d.	0.9	n.d.
YTD 2016	1,780	3,341	3,014	477,492	8.5	n.d.	n.d.
YTD 2015	1,670	3,527	3,250	467,440	9.7	n.d.	n.d.
% Change	6.6	-5.3	-7.3	2.2	n.d.	n.d.	n.d.
TOTAL							
May 2016	4,416	6,130	33,026	354,533	7.5	341,557	10.2
May 2015	4,318	6,819	36,740	338,525	8.5	334,418	11.1
% Change	2.3	-10.1	-10.1	4.7	n.d.	2.1	n.d.
YTD 2016	19,732	36,477	34,011	340,804	8.6	n.d.	n.d.
YTD 2015	18,610	38,865	36,388	332,001	9.8	n.d.	n.d.
% Change	6.0	-6.1	-6.5	2.7	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
May 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64	118.4	125.8	2,048	8.5	66.4	862
	April	561	3.14	4.64		126.2	2,051	8.4	66.3	868
	May	561	3.14	4.64		126.6	2,057	8.1	66.2	869
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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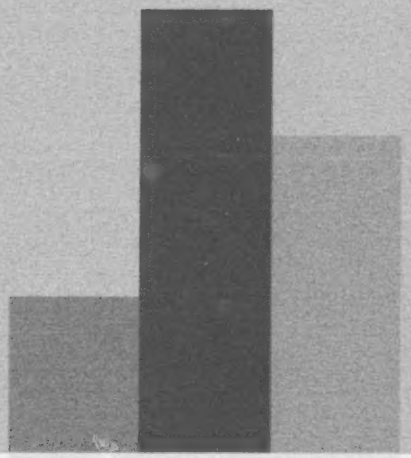

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

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